

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>RICHARD T. BAUM SBN 80889 11500 West Olympic Boulevard Suite 400 Los Angeles, California 90064 310.277.2040 fax: 310.286.9525 rickbaum@hotmail.com</p>	<p>FOR COURT USE ONLY</p>
<p><input type="checkbox"/> <i>Individual appearing without attorney</i> <input checked="" type="checkbox"/> <i>Attorney for: Debtor 2260 SAN YSIDRO, LLC</i></p>	

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: 2260 SAN YSIDRO, LLC	CASE NO.: 2:19-bk-15021 VZ CHAPTER: 11
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 07/23/2019	Time: 11:00 am
Location: Courtroom 1368, 255 East Temple Street, 13th Floor, Los Angeles, California 90012	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 07/09/2019

Description of property to be sold:

Unimproved real property of approximately 19,000 square feet located at 2260 San Ysidro Drive, Beverly Hills, California 90210.

Terms and conditions of sale:

All cash upon closing, no financing contingencies. Buyer to pay its own broker; Listing broker will be paid 3% commission upon sale from sale proceeds.

Proposed sale price: \$ 2,550,000.00

Overbid procedure (if any):

Minimum overbid must be \$2,575,000, and each additional bid must exceed the previous bid by \$10,000 or more.
Any overbidder must first have deposited \$75,000 with Debtor's Counsel, Richard T. Baum

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

July 23, 2019, 11:00 AM

Courtroom 1368, 13th Floor, 255 East Temple Street, Los Angeles, California 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

John La Croix, 550 North Atlantic Boulevard, No. 456, Monterey Park, California 91754; 760.559.6288

Neyshia Go, Compass Realty, 9378 Wilshire Boulevard, Suite 200, Beverly Hills, California 90210; 310.882.8357

Richard T. Baum, 11500 West Olympic Boulevard, Suite 400, Los Angeles, California 90064-1525; 310.277.2040;
rickbaum@hotmail.com

Date: 06/28/2019

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

11500 West Olympic Boulevard, Suite 400, Los Angeles, California 90064

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/28/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Richard T Baum rickbaum@hotmail.com, rickbaum@ecf.inforuptcy.com

Lenore Benoit bankruptcy@ttc.lacounty.gov

Sonia Plesset Edwards sedwards@wrightlegal.net, ggrant@wrightlegal.net;dbosman@wrightlegal.net

Kelly L Morrison kelly.l.morrison@usdoj.gov; la.United States Trustee (LA) ustregion16.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/28/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Judge Vincent Zurzolo, Suite 1360, 255 East Temple Street, Los Angeles, California 90012

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/28/2019 RICHARD T. BAUM
Date Printed Name

/s/ Richard T. Baum
Signature

In re 2260 San Ysidro, LLC

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All Creditors List

AB Capital, LLC
3700 Campus Dr Ste 200
Newport Beach, CA 92660-2603

Ben Borukhim
6404 Wilshire Blvd Ste 1235
Los Angeles, CA 90048-5514

California TD Specialists
Attn: Patricio S. Ince
8190 E Kaiser Blvd
Anaheim, CA 92808-2215

Castillo Engineering
1205 Pine Ave Ste 201
Long Beach, CA 90813-3122

Los Angeles County Tax Collector
PO Box 54018
Los Angeles, CA 90054-0018

SC Homes
3050 Pullman St
Costa Mesa, CA 92626-5901

Special Notice:
Sonia Plesset Edwards
Nichole L. Glowin
Wright, Finley & Zak
4665 MacArthur Court, Ste 200
Newport Beach, CA 92660

In re 2260 SAN YSIDRO, LLC

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List of Members (Equity Security Holders)

CITY LIGHTS	ISS Capital
John LaCroix	Svetlana Shevlyakov
Kathryn Tong	4736 Silver Ranch Place
550 North Atlantic Boulevard	San Jose, California 95138
No. 456	
Monterey Park, California 91754	
	Gastelum-Cruz
Paul Richard Storck	Alfonso Gastelum
2352 Amber Oak Lane	Alexandre marques Cruz
Escondido, California 90227	702 Ash Street
	Unit 1103
Tayahua Enterprises	San Diego, California 92101
Thomas Tayahua	
12523 Limonite Avenue	The Bradd Trust
Ste 440-171	Rick Bradd
Mira Loma, California 91752	PO Box 902
	Port Hueneme, California 93044
Shinjin Equity	
Jonathan Kaufman	Equity Trust
184 S. Livingston Avenue	Victoria Creighton
Suite 9-271	PO Box 451340
Livingston, New Jersey 07039	Westlake, Ohio 44145
MH Literary Consulting	Kim Ralph
Moshe Holender	1818 Crater Drive
40 S. Monsey Road	Ventura, California 93004
Monsey, New York 10952	
	Resolute Holdings
Salt fo the Earth	Brent Jones
Jami Morton	3232 Springwood Road
14407 109 th Avenue Court	Flower Mound, Texas 75028
East Bonney Lake, Washington 98391	
	Howard M Mintz, MD
Charles Schieffrer	10501 N. Central Expressway
9204 Worth Way	No. 101
Camarillo, California 93012	Dallas, Texas 75231
	IRA Club
	Taylor Loop
	46352 Durango Drive
	Temecula, California 92592